

Greene County Multimodal Corridor Study for US 29 and US 33 - Preferred Scenario

The preferred scenario is a merger of Scenarios 1 and 2, which were the two most preferred scenarios identified at the March 31, 2009 public workshop. Scenarios 1 and 2 were the most compact scenarios, emphasizing new centers, or places in Stanardsville, Ruckersville, Midway, and a fourth new center at the intersection of Rt. 633 and US 33. Future growth in Stanardsville was scaled back, but retained an emphasis on growing with a small, walkable town feel, and with a more interconnected local street grid. Some urban-rural balance was accomplished by allocating approximately 10% of future homes to rural areas, notably where land has been already permitted or rezoned for development. A rural cluster land use option was provided as a future choice for rural development.

This preferred scenario accomplishes the 'place making,' more compact vision of the future as expressed in public workshops. Approximately 70% of the 2007 population resides within the 2003 growth area boundary, while 90% of new homes in the future would fall within this current boundary under this preferred scenario. This final preferred scenario encourages future growth in more compact forms, in closer proximity to infrastructure, balances rural and urban living and work options, and reduces projected acreage required by more than half of that projected in the trend scenario.

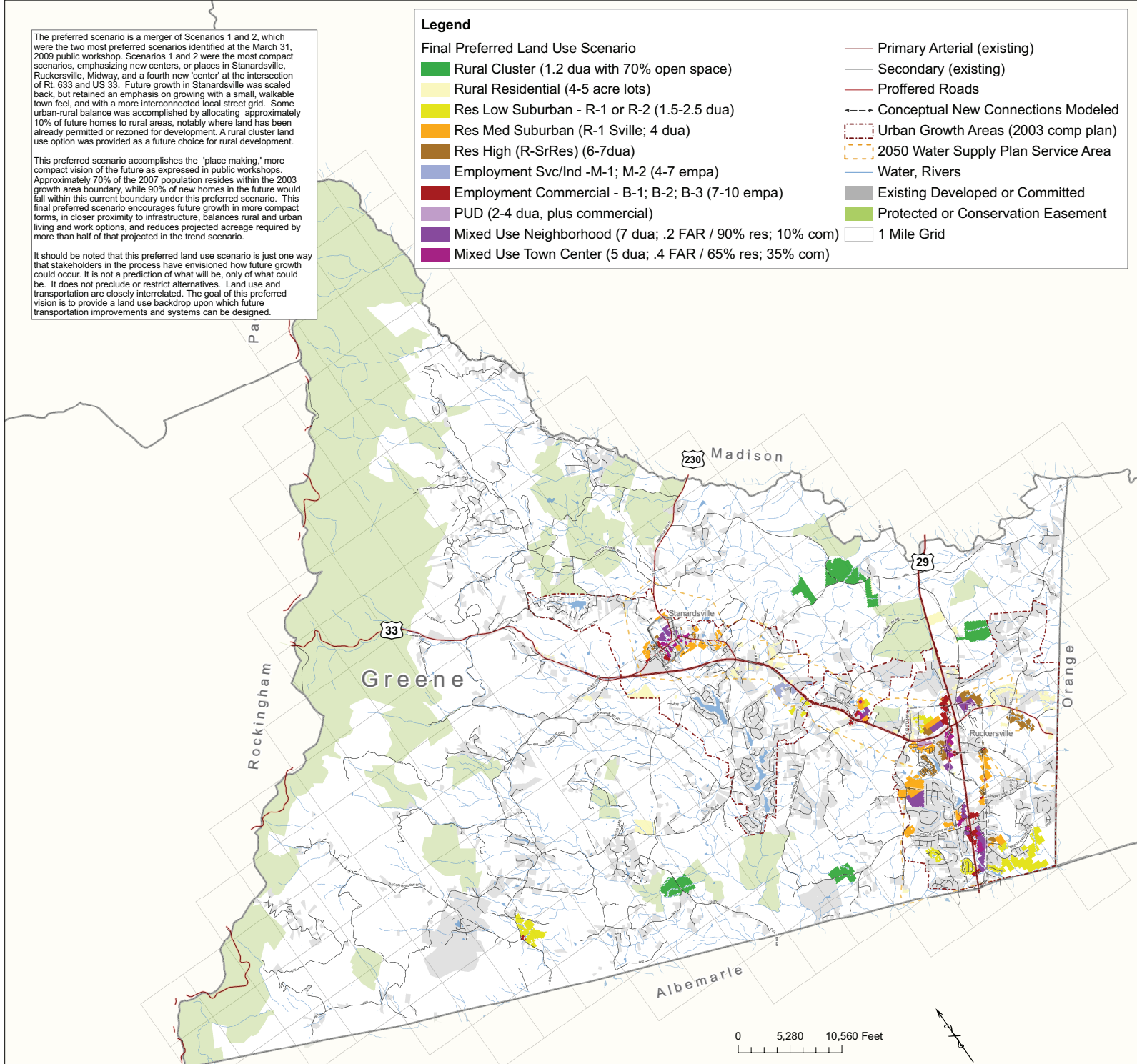
It should be noted that this preferred land use scenario is just one way that stakeholders in the process have envisioned how future growth could occur. It is not a prediction of what will be, only of what could be. It does not preclude or restrict alternatives. Land use and transportation are closely interrelated. The goal of this preferred vision is to provide a land use backdrop upon which future transportation improvements and systems can be designed.

Legend

Final Preferred Land Use Scenario

- Rural Cluster (1.2 dua with 70% open space)
- Rural Residential (4-5 acre lots)
- Res Low Suburban - R-1 or R-2 (1.5-2.5 dua)
- Res Med Suburban (R-1 Sville; 4 dua)
- Res High (R-SrRes) (6-7dua)
- Employment Svc/Ind -M-1; M-2 (4-7 emp)
- Employment Commercial - B-1; B-2; B-3 (7-10 emp)
- PUD (2-4 dua, plus commercial)
- Mixed Use Neighborhood (7 dua; .2 FAR / 90% res; 10% com)
- Mixed Use Town Center (5 dua; .4 FAR / 65% res; 35% com)

- Primary Arterial (existing)
- Secondary (existing)
- Proffered Roads
- Conceptual New Connections Modeled
- Urban Growth Areas (2003 comp plan)
- 2050 Water Supply Plan Service Area
- Water, Rivers
- Existing Developed or Committed
- Protected or Conservation Easement
- 1 Mile Grid



| Percentage of New Homes and Jobs by Scenario | Within Urban Growth Area (2003) | | Within 2050 Water Supply Plan Coverage | | Proximity to Existing Sewer lines (half mile) | | Proximity to Schools (half mile) | | Proximity to Employment Centers (half mile) | | Acres developed | |
|--|---------------------------------|------|--|------|---|------|----------------------------------|------|---|------|-----------------|------------|
| | Homes | Jobs | Homes | Jobs | Homes | Jobs | Homes | Jobs | Homes | Jobs | Acres | % of Trend |
| Trend | 80% | 99% | 69% | 95% | 36% | 96% | 8% | 8% | 24% | 94% | 5,516 | 100% |
| Scenario 1 | 96% | 100% | 91% | 94% | 81% | 99% | 12% | 23% | 88% | 98% | 1,565 | 28% |
| Scenario 2 | 75% | 90% | 64% | 84% | 50% | 83% | 10% | 18% | 47% | 73% | 1,761 | 32% |
| Preferred | 90% | 97% | 84% | 97% | 69% | 98% | 7% | 21% | 60% | 89% | 2,595 | 47% |

| Projections | 2007 | 2035 | New |
|-------------|--------|--------|--------|
| People | 17,860 | 29,996 | 12,136 |
| Households | 6,615 | 11,109 | 4,495 |
| Jobs | 3,315 | 5,693 | 2,378 |

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